

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
SE/S Washington Boulevard, 662'NE  
of the c/l Old Washington Blvd. \* DEPUTY ZONING COMMISSIONER  
(4001 Washington Boulevard)  
13th Election District \* OF BALTIMORE COUNTY  
1st Councilmanic District \* Case No. 97-157-X  
  
Ivan Goldstein, et ux  
Petitioners \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 4001 Washington Boulevard, located in the vicinity of Sulphur Spring Road in Halethorpe. The Petition was filed by the owners of the property, Ivan and Jacqueline Goldstein, through their attorney, F. Vernon Boozer, Esquire. The Petitioners seek approval of a used motor vehicle outdoor sales area, adjacent to, but separate from, the sales agency building, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Ivan Goldstein, property owner, F. Vernon Boozer and James McFall, attorneys at law. Also appearing on behalf of the Petitioner was Kenneth J. Wells, Registered Property Line Surveyor who prepared the site plan for this property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 1.54 acres, more or less, split zoned B.R.-C.S.1 and B.R. and is improved with a one-story block building as shown on Petitioner's Exhibit 1. The property is roughly rectangular shaped and abuts Washington Boulevard in the front and Old Washington Boulevard in the rear.

ORDER RECEIVED FOR FILING  
Date 11/11/96  
By [Signature]

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Several commercial uses are located within the building, one of which is Maryland Classic Auto Sales. The indoor sales area for Maryland Classic Auto Sales is located in the portion of the building fronting Old Washington Boulevard (in the rear); however, the outdoor sales area is located in the front of the property, facing Washington Boulevard. Due to the layout of the building and its location on the property, the requested special exception relief is necessary to allow the Petitioners to display automobiles for sale on the front portion of the site, while operating the indoor sales area from the rear of the property. Testimony revealed that Maryland Classic Auto Sales has operated in this fashion from this location for some time; however, the Petitioner recently discovered that a special exception was necessary in order to continue to operate this way.

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

RECEIVED FOR FILE  
11/11/86  
By

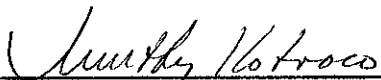
The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of November, 1996 that the Petition for Special Exception seeking approval of a used motor vehicle outdoor sales area, adjacent to, but separate from, the sales agency building, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/11/96  
By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 11, 1996

F. Vernon Boozer, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S Washington Blvd., 662'NE of the c/l Old Washington Blvd.  
(4001 Washington Boulevard)  
13th Election District - 1st Councilmanic District  
Ivan Goldstein, et ux - Petitioners  
Case No. 97-157-X

Dear Mr. Boozer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Ivan Goldstein  
4001 Washington Boulevard, Baltimore, Md. 21227

People's Counsel

File

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# Petition for Special Exception

## to the Zoning Commissioner of Baltimore County

for the property located at 4001 WASHINGTON BOULEVARD

which is presently zoned BR

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

To allow a used motor vehicle outdoor sales area, adjacent to but separated from the sales agency building, as a Special Exception as defined under Section 236.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

F. Vernon Booser

(Type or Print Name)

Signature

614 Bosley Avenue 828-9441

Address Phone No.

Towson, MD 21204

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Ivan Goldstein

(Type or Print Name)

Signature

Jacqueline Goldstein

(Type or Print Name)

Signature

4001 Washington Blvd. (242-7327)

Address Phone No.

Baltimore, MD 21227

City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: John DATE 10-4-96

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ORDER RECEIVED FOR FILING

Date

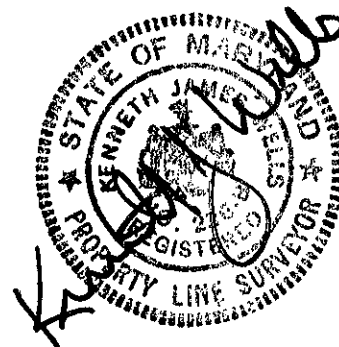
By

**ZONING DESCRIPTION  
OF  
4001 WASHINGTON BLVD.  
Baltimore County, Maryland**

8/23/96

**Beginning** at a point on the southeast side of Washington Blvd. where the right of way varies at a distance of 662 feet northeast of the centerline of the nearest improved street known as Old Washington Blvd. fifty feet wide. Thence with a line curving to the right having a radius of 5653.3 feet +/- and an arc length of 200.3 feet +/-; thence South 48 degrees 06 minutes East 368.6 feet +/-; thence South 64 degrees 19 minutes West 215.9 feet +/-; thence North 48 degrees 06 minutes West 303.2 feet +/- to the place of beginning. Being that land recorded in Deed Liber 8727 folio 006 save and except that portion of land conveyed to the State of Maryland in Deed Liber 3042 folio 334.

160



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**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, on Monday,

18. Oct. 1996, at 4:00 p.m. at the County Office Building, Towson, Maryland 21204 as follows:

Case #97-157-X  
(Item 160)

4001 Washington Boulevard  
SES Washington Boulevard,  
662 +/- of c1 Old Washington  
Boulevard

13th Election District  
1st Councilmanic.

Legal Owner(s):

Ivan Goldstein and Jacqueline Goldstein

**Special Exception:** to allow a used motor vehicle outdoor sales area, adjacent to but separated from the sales agency building, as a special exception as defined under Section 236.4 of the BCZR.

Hearing: Wednesday, November 6, 1996 at 2:30 p.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the file and/or Hearing, Please Call 887-3391.

10/23/96 Oct. 17

092331

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 10/17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/17, 1996.

THE JEFFERSONIAN,

A. H. *Amick*  
LEGAL AD. - TOWSON

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 160

Petitioner: IUAN GOLSTEIN

Location: 4001 WASHINGTON BLVD. BALD., MD. 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SANT

ADDRESS: \_\_\_\_\_

PHONE NUMBER: 242-7327

AJ:ggs

(Revised 09/24/96)



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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49  
400 WASHINGTON AVENUE  
TOWSON, MARYLAND 21204

\*\*\* HEARING ROOM - Room 48 \*\*\* (410) 887-3180  
Basement - Old Courthouse  
400 Washington Avenue

APPEAL HEARINGS SCHEDULED FOR THE WEEK OF MARCH 6, 1995

TUESDAY 3/07 (CBA-94/169/170/171 /Md Spec. Wire PP'd to 3/16/95)

" " 10 a.m. Janet Terry - Petitioner  
SE/s Pulaski Highway, 1916' SW of c/l  
R-94-338 Mohrs Lane (9800 Block Pulaski Highway)  
Item #10 15th E; 6th C  
III, 1994 Reclass: from M.L.-I.M. & M.L.-C.S.1 to  
B.R.-I.M. (11.85 acres)

---

WEDNESDAY 3/08 10 a.m. Craig C. Whitcraft & Mary C.  
Whitcraft - Petitioners  
R-95-136 NE/s Reisterstown Road, opposite  
Item #1 Berrymans Lane (605 Main Street)  
IV, 1994/95 4th E; 3rd C  
Reclass: From R.O. to B.M.

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THURSDAY 3/09 10 a.m. Harford Joint Venture  
N/s Everett Road, W/s York  
R-94-142 Road (Monkton Centre)  
7th E; 3rd C  
Reclass: R.C. 5 to B.M.-C.R.  
.90 +/- acre

---

cc: Executive Office  
Law Office  
Director /ZADM  
Docket Clerk /ZADM

People's Counsel  
Planning Office  
Information Desk

County Council  
Board Members  
Court Reporter

RECEIVED  
FEB 28 1995

ZADM



# CERTIFICATE OF POSTING

RE: Case No.: 97-157-X

Petitioner/Developer: MARYLAND

CLASSIC AUTO

Date of Hearing/Closing: 11-6-1996

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4001 WASHINGTON  
BLVD.

The sign(s) were posted on OCT 27, 1996  
(Month, Day, Year)

Sincerely,

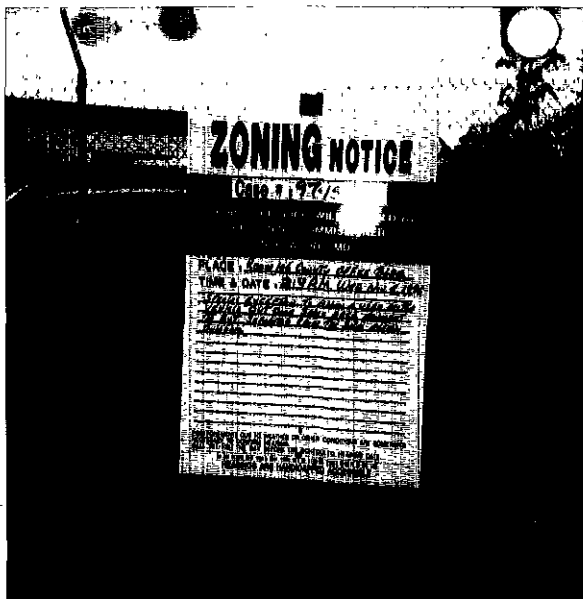
Thomas P. Ogle Sr. 10/22/96  
(Signature of Sign Poster and Date)

THOMAS P. OGLE SR.  
(Printed Name)

325 NICHOLSON ROAD  
(Address)

BALTIMORE, MARYLAND 21221  
(City, State, Zip Code)

(410) 687-8405  
(Telephone Number)



97-157-X

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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 160 026345

DATE 10/4/06 ACCOUNT R001-6150

AMOUNT \$ 300.00

RECEIVED FROM: IVAN GOLDSTEIN 4001 Washington BLVD.

D.E.X (050) 300.00

FOR:

MICROFILMED 0140060229MICHRC \$300.00  
DA 00114229M10-04-24

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCN

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 10-10-95

Format for Sign Printing, Black Letters on White Background:

**ZONING NOTICE**

Case No.: \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: TO ALLOW A USED MOTOR VEHICLE  
OUTDOOR SALES AREA, ADJACENT TO BUT SEPERATED  
FROM THE SALES AGENCY BUILDING, AS A  
SPECIAL EXEPTION AS DEFINED UNDER SECTION 236.4  
OF THE BALTIMORE COUNTY ZONING REGULATIONS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

**DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW****HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 11, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-157-X (Item 160)  
4001 Washington Boulevard  
SE/S Washington Boulevard, 662'+/- of c/l Old Washington Boulevard  
13th Election District - 1st Councilmanic  
Legal Owner(s): Ivan Goldstein and Jacqueline Goldstein

Special Exception to allow a used motor vehicle outdoor sales area, adjacent to but separated from the sales agency building, as a special exception as defined under Section 236.4 of the BCZR..

HEARING: WEDNESDAY, NOVEMBER 6, 1996 at 2:00 p.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Ivan and Jacqueline Goldstein  
F. Vernon Boozer, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN MUST POSTED ON THE PROPERTY BY OCTOBER 22, 1996.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

November 14, 1996

F. Vernon Boozer, Esquire  
614 Bosley Avenue  
Towson, MD 21204

RE: Item No.: 160  
Case No.: 97-157-X  
Petitioner: Ivan Goldstein

Dear Mr. Boozer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 4, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

*[Faint handwritten note or signature]*



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: October 22, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 148 & 160

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Keene

PK/JL

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 10/10/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154,  
155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink  
on Recycled Paper

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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: OCT 15

DATE: 10/11/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

150

151

152

156

158

160

RBS:sp

BRUCE2/DEPRM/TXTSBP

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**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 10-28-96  
Item No. # 160 (J.C.M.)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

*John H. Blumenthal*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: October 25, 1996

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for October 21, 1996  
Item Nos. 151, 153, 154, 155, 156,  
158, 159, and 160

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
4001 Washington Blvd., SE/S Washington \*  
Blvd, 662'+/- of c/l Old Washington Blvd \* ZONING COMMISSIONER  
13th Election District, 1st Councilmanic \* OF BALTIMORE COUNTY  
Ivan and Jacqueline Goldstein \*  
Petitioners \* CASE NO. 97-157-X

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6<sup>th</sup> day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozer, Esq., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

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SPX 97-157-X (4001 Washington Blvd)

Petitioner's  
Exhibit No. 2

Frontal view of  
4001 Washington  
Boulevard



Petitioner's  
Exhibit No. 3

View from inside lot  
(4001 Wash. Blvd),  
looking northwest  
towards Wash. Blvd.



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2A

SAX 97-157-X

Petitioner's Exh.

No. 8

View from 4020  
Old Washington Blvd,  
looking across the  
street towards  
northeast.



Petitioner's Exh.

No. 9

View from 4020  
Old Wash. Blvd.,  
looking towards  
southeast.



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23

SPX 97-157-X

Petitioner's Exh.

No. 6

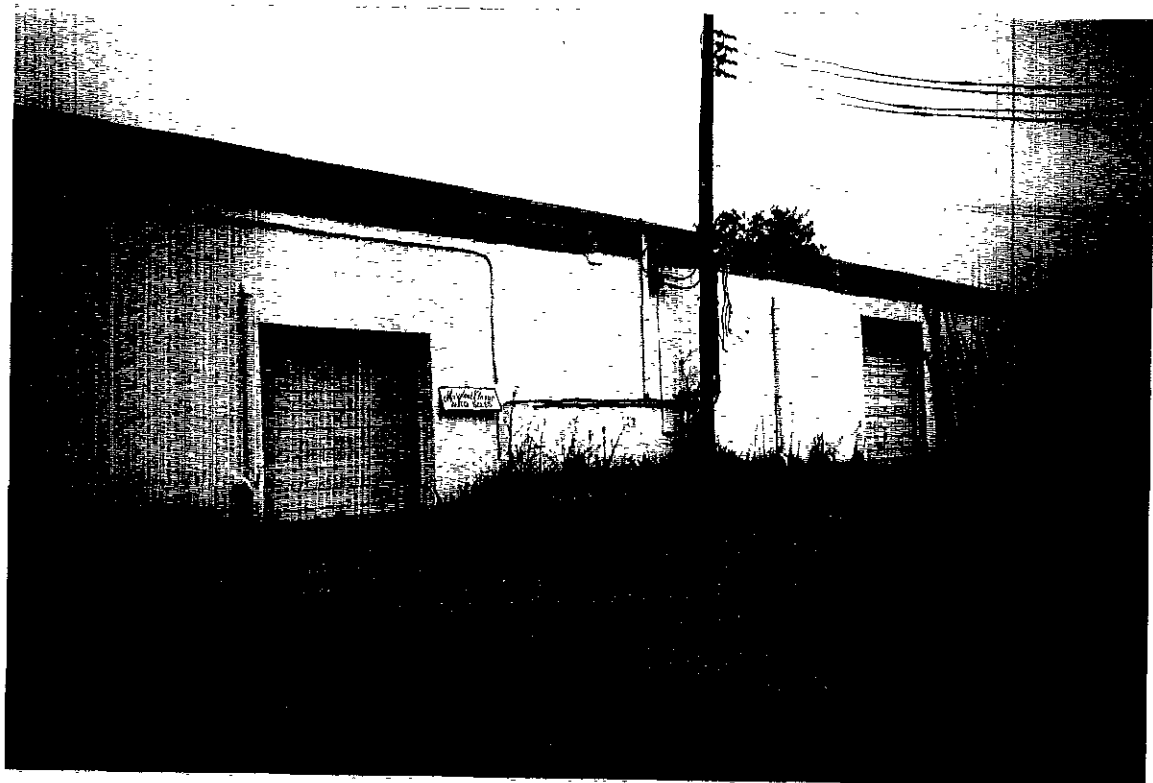
View of 4020  
Old Washington  
Boulevard



Petitioner's Exh.

No. 7

4020 Old  
Washington Blvd



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2C

SAX 97-157-X (4001 Washington Blvd)

Petitioner's  
Exhibit No. 4

View from west side  
of Washington Blvd,  
across from 4001,  
looking northeast.



Petitioner's Exh.  
No. 5

View from west side  
of Wash. Blvd,  
across from 4001,  
looking southeast



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20



# SITE DATA:

- 1) OWNER: IVAN AND JACQUELYN GOLDSTEIN
- 2) ADDRESS: 4001 WASHINGTON BLVD.  
BALTIMORE, MARYLAND 21227
- 3) TELEPHONE: 410-442-7227
- 4) ZED REFERENCE: 8227/006
- 5) TAX ACCOUNT NO.: 31312001320
- 6) ELECTRIC: 20 FEET, 13
- 7) COUNCILMANIC DISTRICT: 1
- 8) GROSS AREA: 154 ACRES
- 9) BUILDING USE: WAREHOUSE AND SEVERAL OFFICES
- 10) WAREHOUSE:
  - 3 PERIOD SUPPLY: 1 SHIFTS 5 EMPLOYEES
  - 3 PERIOD SUPPLY: 1 SHIFTS 9 EMPLOYEES
- 11) OFFICE SPACE:
  - MARY AND CLASSIC AUTOSALES: 700 SQ. FT.
  - MATHEWS BROS.: 600 SQ. FT.
  - TOAL OFFICE SPACE: 700 SQ. FT.
- 12) PARKING SPACES REQUIRED:
  - WAREHOUSE: 1 SPACE / EMPLOYEE = 1 \* 14 = 14 SPACES
  - OFFICE SPACE: 100 \* 100 = 10,000 SPACES
- 13) PARKING SPACES PROPOSED: 17 SPACES
- 14) PREVIOUS PERMITS: NONE IN LAST 3 YEARS
- 15) PREVIOUS HEAVY: NONE
- 16) PREVIOUS HEAVY: NONE
- 17) F.A.R.: 34.018 / 8.1185 = 0.42

DATE: SEPTEMBER 13, 1965  
 ORDER: MATHEWS BROS. RECLASSIFICATION FROM 4-6  
 AND 8 TO 3.4. M.B. IS DELETED, HOWEVER,  
 RECLASSIFICATION TO A B.C. WAS GRANTED.

# 3933  
 4 STORY  
 BRICK  
 COMMERCIAL  
 BUILDING

# 4001

NO APPROVALS  
 WITHIN 200'

WASHINGTON BLVD.

20' WATER LINE

# 4111  
 3 STORY  
 COMMERCIAL  
 BUILDING

REAR WALL ELEVATION

FRONT WALL ELEVATION  
 MATHEWS BROS.  
 HEATING & A/C, INC.  
 410-242-8762

4001 PUTNEY PRODUCTS  
 2 X 25'



GRAPHIC SCALE

PROPOSED

97-157-X

PETITIONERS  
 EXHIBIT NO. 1

NAME  
 RESIDENCES

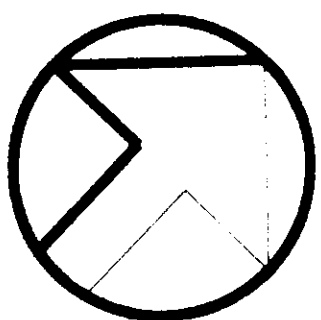
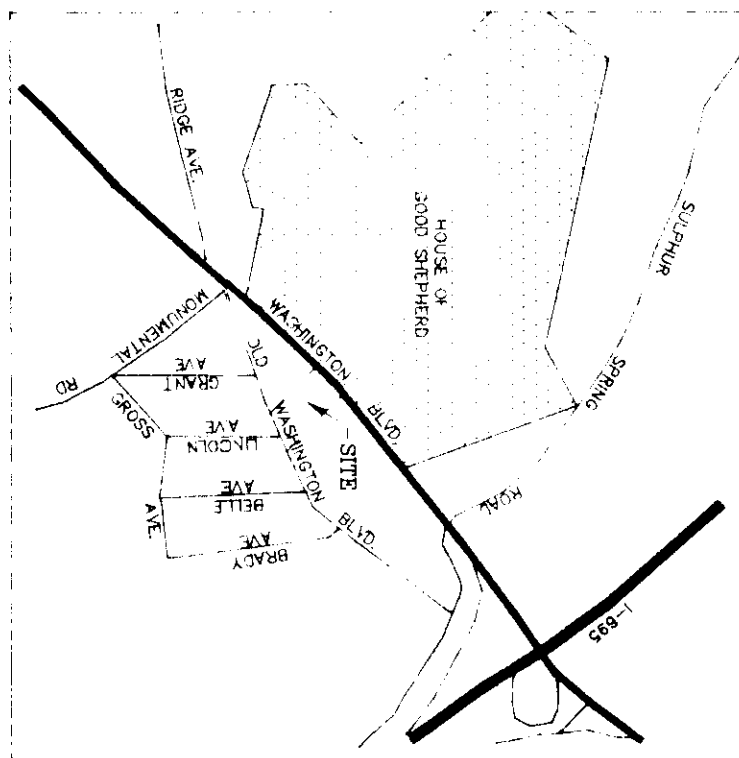
## REQUEST:

TO ALLOW USED MOTOR VEHICLE OUTDOOR SALES AREA,  
 SEPARATED FROM THE SALES AGENCY BUILDING, AS A  
 SPECIAL EXCEPTION AS DEFINE UNDER SECTION 236.4 IN  
 THE BALTIMORE COUNTY ZONING REGULATIONS.

## NOTE:

THE PROPERTY LINES SHOWN HEREON WERE NOT DETERMINED  
 BY AN ACTUAL BOUNDARY SURVEY.

VICINITY MAP  
 SCALE 1" = 1000'



PLAT TO ACCOMPANY A  
 PETITION FOR A  
 SPECIAL EXCEPTION

4001 WASHINGTON BLVD.  
 BALTIMORE COUNTY  
 MARYLAND



KJW

KENNETH J. WELLS, INC.

7403 NEW CUT ROAD  
 KINGSVILLE, MARYLAND 21087  
 (410) 592-8800

LAND PLANNER AND SURVEYOR

DRAWN BY: KJW  
 CHECKED BY: KJW  
 DATE: 7/29/96  
 PROJECT NO.: 96044  
 SHEET 1 OF 1

IN RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
SE/S Washington Boulevard, 662'NE \* DEPUTY ZONING COMMISSIONER  
of the c/1 Old Washington Blvd. \* OF BALTIMORE COUNTY  
(4001 Washington Boulevard) \* Case No. 97-157-X  
13th Election District  
1st Councilmanic District  
Ivan Goldstein, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 4001 Washington Boulevard, located in the vicinity of Sulphur Spring Road in Halethorpe. The Petition was filed by the owners of the property, Ivan and Jacqueline Goldstein, through their attorney, F. Vernon Booser, Esquire. The Petitioners seek approval of a used motor vehicle outdoor sales area, adjacent to, but separate from, the sales agency building, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Ivan Goldstein, property owner, F. Vernon Booser and James McFall, attorneys at law. Also appearing on behalf of the Petitioner was Kenneth J. Wells, Registered Property Line Surveyor who prepared the site plan for this property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 1.54 acres, more or less, split zoned B.R.-C.S.1 and B.R. and is improved with a one-story block building as shown on Petitioner's Exhibit 1. The property is roughly rectangular shaped and abuts Washington Boulevard in the front and Old Washington Boulevard in the rear.

Several commercial uses are located within the building, one of which is Maryland Classic Auto Sales. The indoor sales area for Maryland Classic Auto Sales is located in the portion of the building fronting Old Washington Boulevard (in the rear); however, the outdoor sales area is located in the front of the property, facing Washington Boulevard. Due to the layout of the building and its location on the property, the requested special exception relief is necessary to allow the Petitioners to display automobiles for sale on the front portion of the site, while operating the indoor sales area from the rear of the property. Testimony revealed that Maryland Classic Auto Sales has operated in this fashion from this location for some time; however, the Petitioner recently discovered that a special exception was necessary in order to continue to operate this way.

It is clear that the B.C.Z.R. permits the use proposed in a B.R. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

- 2 -

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11<sup>th</sup> day of November, 1996 that the Petition for Special Exception seeking approval of a used motor vehicle outdoor sales area, adjacent to, but separate from, the sales agency building, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/16/96  
By [Signature]

- 3 -



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 11, 1996

F. Vernon Booser, Esquire  
614 Bosley Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION  
SE/S Washington Blvd., 662'NE of the c/1 Old Washington Blvd.  
(4001 Washington Boulevard)  
13th Election District - 1st Councilmanic District  
Ivan Goldstein, et ux - Petitioners  
Case No. 97-157-X

Dear Mr. Booser:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-3391.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Ivan Goldstein  
4001 Washington Boulevard, Baltimore, Md. 21227

People's Counsel

File

Printed with Zoning 100  
on Recycled Paper



## Petition for Special Exception to the Zoning Commissioner of Baltimore County for the property located at 4001 WASHINGTON BOULEVARD which is presently zoned BR

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for  
To allow a used motor vehicle outdoor sales area, adjacent to but separated from the sales agency building, as a Special Exception as defined under Section 236.4 of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

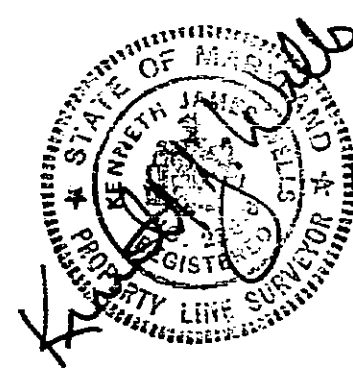
(We do solemnly declare and affirm, under the penalties of perjury, that I am and the legal owner(s) of the property which is the subject of this petition.)

Contract Purchaser/Lessee:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
ESTIMATED LENGTH OF HEARING: unavailable for hearing  
the following date: Next Two Months  
ALL OTHER  
REVIEWED BY: [Signature] DATE: 10-4-96  
160

### ZONING DESCRIPTION OF 4001 WASHINGTON BLVD. Baltimore County, Maryland

8/23/96

Beginning at a point on the southeast side of Washington Blvd. were the right of way varies at a distance of 662 feet northeast of the centerline of the nearest improved street known as Old Washington Blvd. fifty feet wide. Thence with a line curving to the right having a radius of 5653.3 feet +/- and an arc length of 200.3 feet +/-, thence South 48 degrees 06 minutes East 368.6 feet +/-, thence South 64 degrees 19 minutes West 215.9 feet +/-, thence North 48 degrees 06 minutes West 303.2 feet +/- to the place of beginning. Being that land recorded in Deed Liber 8727 folio 006 save and except that portion of land conveyed to the State of Maryland in Deed Liber 3042 folio 334.



NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property, described herein, at Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204, at 10:00 A.M. on the date and time specified herein.  
Title: Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:  
Case 97-157-X  
4001 Washington Boulevard  
662' NE of Old Washington Boulevard  
13th Election District  
1st Councilmanic District  
Ivan Goldstein and Jacqueline Goldstein  
used motor vehicle outdoor sales area adjacent to but separated from the sales agency building as a special exception as defined under Section 236.4 of the B.C.Z.R.  
Hearing: Wednesday, November 6, 1996 at 10:00 A.M. in Room 106, County Office Building  
LAWRENCE E. DONOHUE  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are held on Tuesdays, Wednesdays, and Thursdays, 10:00 A.M. to 1:00 P.M. (2) For information concerning the hearing, please call 887-3391.  
10/28/96 17 02/23/96

### CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/17, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/17, 1996.

THE JEFFERSONIAN,  
*A. Henricson*  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 11/16/96 ACCOUNT PROB-6150  
AMOUNT \$ 300.00  
RECEIVED FROM IVAN GOLDSTEIN 601 Washington Blvd. Baltimore, MD 21227  
BY DLK (050) 300.00  
FOR DIAD09J22PMICHR \$300.00  
VALIDATION OR SIGNATURE OF CASHIER  
DATE 11/16/96 PRE-AGENCY YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 160

Petitioner: IVAN GOLDSTEIN

Location: 4001 Washington Blvd. Baltimore, MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Sam L.

ADDRESS: [Signature]

PHONE NUMBER: 242-7327

AJ:ggg

(Revised 09/24/96)

Printed with Zoning 100  
on Recycled Paper



# CERTIFICATE OF POSTING

RE: Case No.: 97-157-X  
 Petitioner/Developer: MARYLAND  
CLASSIC AUTO  
 Date of Hearing/Closing: 11-6-1996

Baltimore County Department of  
 Permits and Development Management  
 County Office Building, Room 111  
 111 West Chesapeake Avenue  
 Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

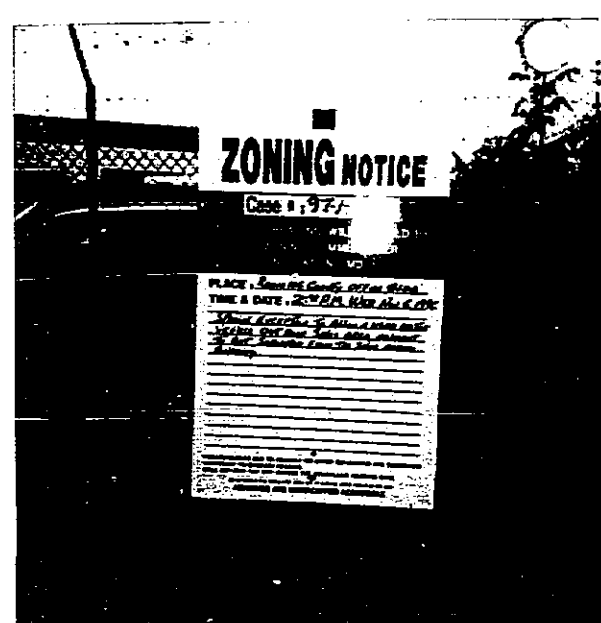
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4001 Washington Blvd.

The sign(s) were posted on OCT 22, 1996  
 (Month, Day, Year)

Sincerely,

Thomas P. Ogletree  
 (Signature of Sign Poster and Date)  
Thomas P. Ogletree  
 (Printed Name)  
325 Nicholson Road  
 (Address)  
BALTIMORE, MARYLAND 21221  
 (City, State, Zip Code)  
(410) 687-8445  
 (Telephone Number)



97-157-X

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing  
 Date to be Posted: Anytime before but no later than 10-26-96  
 Format for Sign Printing: Black Letters on White Background:

## ZONING NOTICE

Case No. \_\_\_\_\_

A PUBLIC HEARING WILL BE HELD BY  
 THE ZONING COMMISSIONER  
 IN TOWSON, MD

PLACE:

DATE AND TIME:

REQUEST: TO ALLOW A USED MOTOR VEHICLE  
OUTDOOR SALES AREA, ADJACENT TO BUT SEPARATED  
FROM THE SALES AGENCY BUILDING, AS A  
SPECIAL EXEMPTION AS DEFINED UNDER SECTION 236.4  
OF THE BALTIMORE COUNTY ZONING REGULATIONS.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
 TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW  
 HANDICAPPED ACCESSIBLE

906  
 post-4.0e



Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

October 11, 1996

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-157-X (Item 160)  
 4001 Washington Boulevard  
 SE/8 Washington Boulevard, 662'-4" of c/l Old Washington Boulevard  
 13th Election District - 1st Councilmanic  
 Legal Owner(s): Ivan Goldstein and Jacqueline Goldstein

Special Exception to allow a used motor vehicle outdoor sales area, adjacent to but separated from the sales agency building, as a special exception as defined under Section 236.4 of the BCZB.

HEARING: WEDNESDAY, NOVEMBER 6, 1996 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon  
 Director

cc: Ivan and Jacqueline Goldstein  
 F. Vernon Booser, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 22, 1996.  
 (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3391.  
 (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink  
 on Recycled Paper



Baltimore County  
 Department of Permits and  
 Development Management

Development Processing  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

November 14, 1996

F. Vernon Booser, Esquire  
 614 Bosley Avenue  
 Towson, MD 21204

RE: Item No.: 160  
 Case No.: 97-157-X  
 Petitioner: Ivan Goldstein

Dear Mr. Booser:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 4, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.  
 W. Carl Richards, Jr.  
 Zoning Supervisor

WCR/re  
 Attachment(s)

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 on Recycled Paper

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
 Permits and Development  
 Management

DATE: October 22, 1996

FROM: Pat Keiler, Director  
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 148 & 160

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keene

PK/JL

Baltimore County Government  
 Fire Department



700 East Joppa Road  
 Towson, MD 21286-5500

Office of the Fire Marshal  
 (410) 887-4330

DATE: 10/10/96

Arnold Jablon  
 Director  
 Zoning Administration and  
 Development Management  
 Baltimore County Office Building  
 Towson, MD 21204  
 MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 10, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.  
 IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 149, 150, 151, 152, 153, 154, 155, 156, 158, 159 and 160.

REVIEWER: LT. ROBERT P. SAUERWALD  
 Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
 on Recycled Paper

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: PDM  
 FROM: R. Bruce Seeley  
 Permits and Development Review  
 DEPRM  
 SUBJECT: Zoning Advisory Committee  
 Meeting Date: OCT 15

DATE: 10/11/96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:  
156  
151  
152  
156  
158  
160

RBS:sp  
 BRUCE2/DEPRM/TXTSBB



Maryland Department of Transportation  
 State Highway Administration

David L. Winstead  
 Secretary  
 Parker F. Williams  
 Administrator

Ms. Roslyn Eubanks  
 Baltimore County Office of  
 Permits and Development Management  
 County Office Building, Room 109  
 Towson, Maryland 21204

RE: Baltimore County  
 Item No. 160 (J.C.M.)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

R. J. Burns  
 Ronald Burns, Chief  
 Engineering Access Permits  
 Division

BS

My telephone number is \_\_\_\_\_  
 Maryland Relay Service for Impaired Hearing or Speech  
 1-800-735-2258 Statewide Toll Free  
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

ITEM148/PZONE/ZAC1







SAX 97-157-X (4001 Washington Blvd)

Petitioner's Exhibit No. 2

Frontal view of 4001 Washington Boulevard



Petitioner's Exhibit No. 3

View from inside lot (4001 Wash. Blvd), looking northwest towards Wash. Blvd.



2A

SAX 97-157-X

Petitioner's Exhibit No. 8

View from 4020 Old Washington Blvd, looking across the street towards northeast.



Petitioner's Exhibit No. 9

View from 4020 Old Wash. Blvd, looking towards southeast.



2B

SAX 97-157-X

Petitioner's Exhibit No. 6

View of 4020 Old Washington Boulevard



Petitioner's Exhibit No. 7

4020 Old Washington Blvd

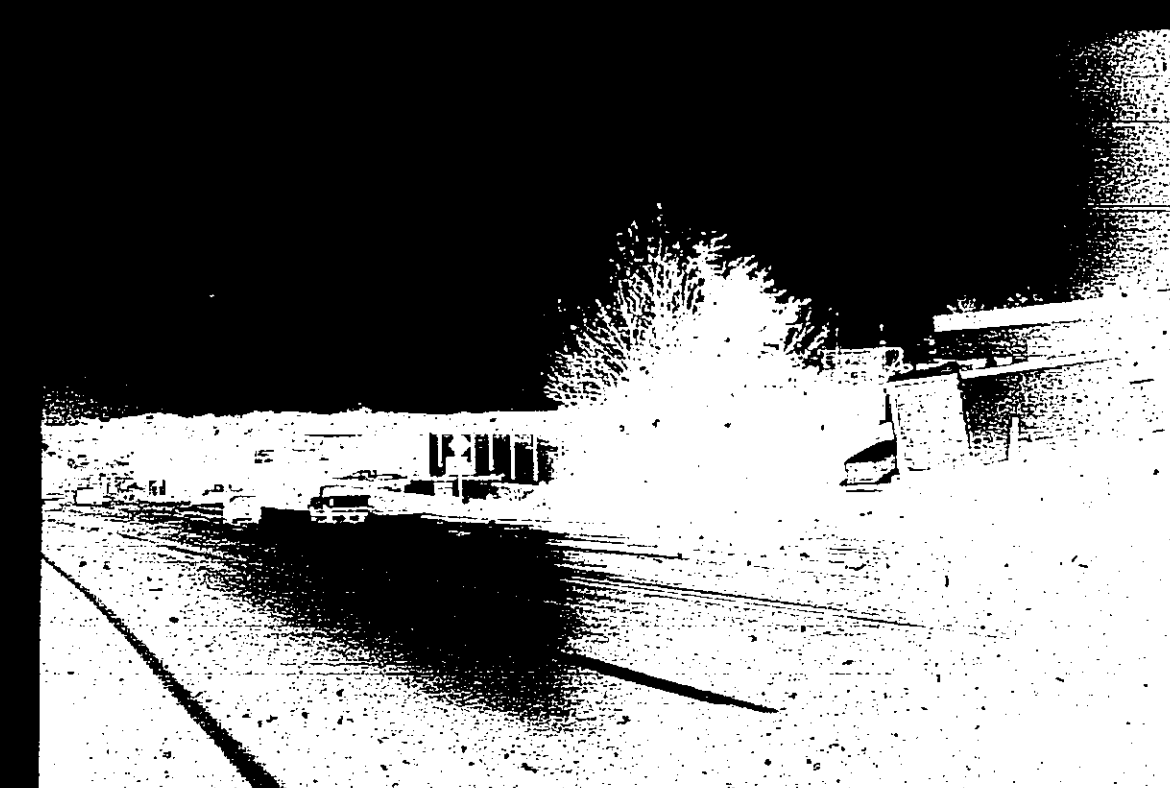


2C

SAX 97-157-X (4001 Washington Blvd)

Petitioner's Exhibit No. 4

View from west side of Washington Blvd, across from 4001, looking northeast.



Petitioner's Exhibit No. 5

View from west side of Wash. Blvd, across from 4001, looking southeast.



2D